

B.J.'S WHOLESALE CLUB AT FAIR LAKES CENTER

Springfield District

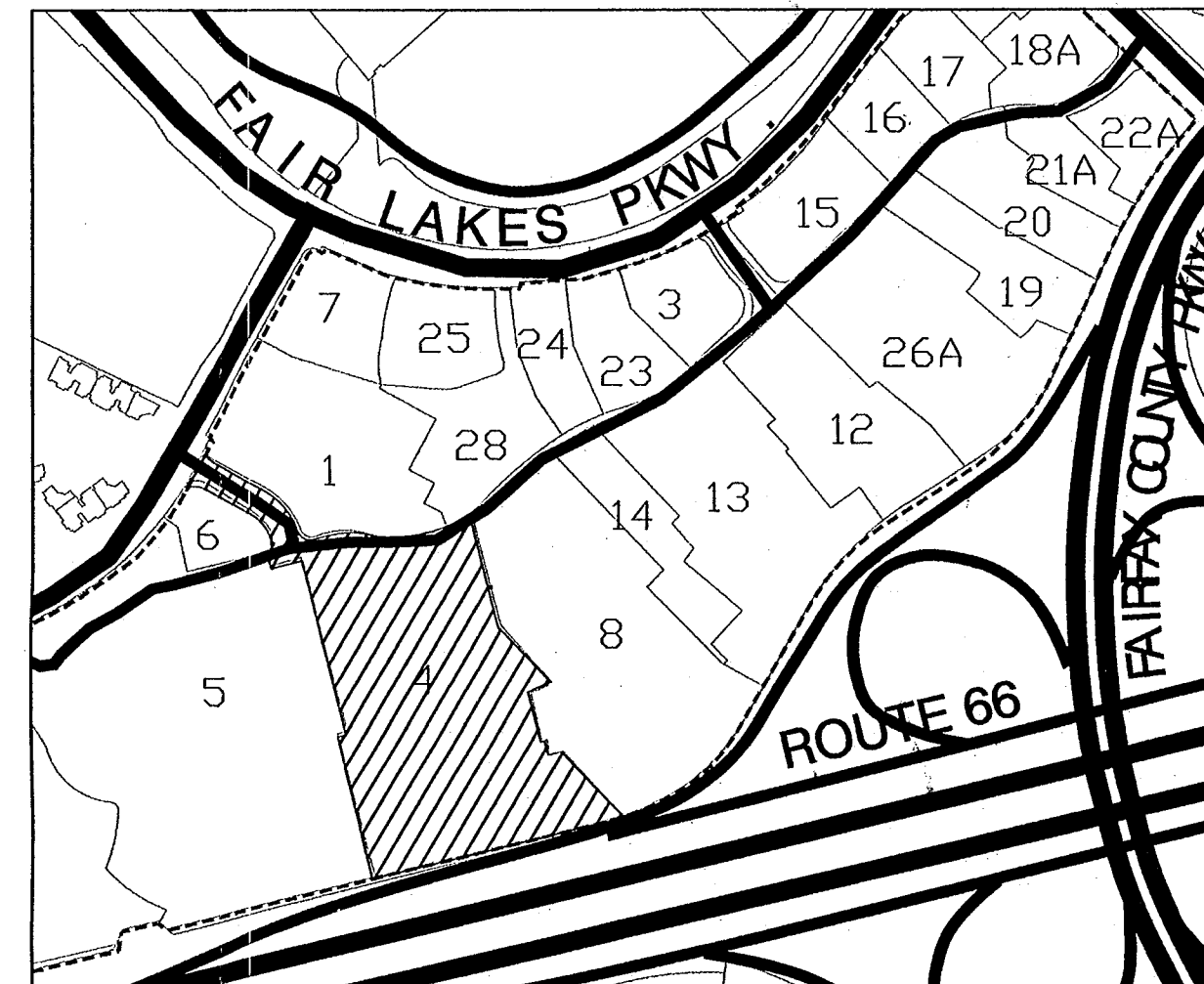
Fairfax County, Virginia

Final Development Plan Amendment FDPA 82-P-069-13-9



VICINITY MAP
SCALE: 1" = 2000'

SUBJECT
PROPERTY



VICINITY MAP
SCALE: 1" = 500'

Applicant for FDPA 82-P-069-13-9:
NATICK VA REALTY CORP
1 MERCER ROAD P.O. BOX 9601
NATICK, MA 01760-9601



FDPA 82-P-069-13-9
Application No. Staff: *Mayland*
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EOP)
SEE COMMENTS DATED *1-14-05*
Date of (AOS) approval *2-3-05*
Sheet *1* of *2*



Sheet Index

1. COVER SHEET
2. NOTES AND TABULATION
3. OVERALL COMPOSITE PLAN
4. FINAL DEVELOPMENT PLAN AMENDMENT
5. PHOTOMETRIC PLAN AND ELEVATIONS
6. SIGNAGE DETAILS
7. LANDSCAPE DETAILS (APPROVED 05.28.97)

B.J.'S WHOLESALE CLUB AT FAIR LAKES CENTER
Final Development Plan Amendment
FDPA 82-P-069-13-9

Rev. November 11, 2004
Rev. October 12, 2004
Rev. July 23, 2004
Rev. May 20, 2004
December 1, 2003

SUBMISSION DATE

RECEIVED
Department of Planning & Zoning
NOV 2 2004
Zoning Evaluation Division

M-10485

NOTES

1) THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA 82-P-089-13-9) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-2 ((4)) 4. THE PARCEL CONTAINS 11.4763 ACRES; IS PART OF FAIR LAKES CENTER; AND IS ZONED PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT.

2) THE SUBJECT PROPERTY IS LOCATED IN LAND BAY IV-B OF FAIR LAKES. THE PARCEL IS OWNED BY NATICK VA REALTY CORPORATION (BJ's WHOLESALE CLUB) AND IS CURRENTLY OCCUPIED BY A BJ's WHOLESALE CLUB ESTABLISHMENT.

THE PURPOSE OF THE FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) APPLICATION IS TO ESTABLISH A FUELING FACILITY (SERVICE STATION) TO BE OWNED AND OPERATED BY BJ's ON A PORTION OF PARCEL 4. THE PROPOSED FUELING FACILITY (SERVICE STATION) KIOSK WILL CONTAIN UP TO 250 SQUARE FEET OF GROSS FLOOR AREA. THE APPLICANT RESERVES THE RIGHT, HOWEVER, TO DEVELOP A LESSER GROSS FLOOR AREA. IN ADDITION, THERE IS A PROPOSAL ON PARCEL 4 TO STRIPE 62 NEW PARKING SPACES IN THE REAR OF THE BUILDING AND IN THE VICINITY OF THE LOADING DOCKS ON THE EASTERN SIDE OF THE BUILDING ON AREAS THAT ARE CURRENTLY PAVED.

3) AS WITH PRIOR APPROVALS IN FAIR LAKES, IF AN AMENDMENT TO ANY PORTION OF THIS FDPA BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION THAT IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL.

4) THERE ARE SEVEN (7) SHEETS FILED WITH THIS FDPA APPLICATION. SHEET 7 IS COMPRISED OF SEVERAL DETAILS APPROVED BY THE PLANNING COMMISSION ON MAY 28, 1997. ONLY SUCH DETAILS AS ARE PERTINENT TO THIS APPLICATION HAVE BEEN INCLUDED. DETAILS ARE FOR INFORMATIONAL PURPOSES ONLY. DUE TO THE AGE OF THE PREVIOUSLY APPROVED FDPA, THE QUALITY OF REPRODUCTION FROM THESE DOCUMENTS IS EXTREMELY POOR. PORTIONS OF THE TEXT RELATED TO THE GRAPHICS HAVE BEEN REWRITTEN FOR THE PURPOSE OF IMPROVING LEGIBILITY. NO CHANGE HAS BEEN MADE TO THE WORDING OF THE TEXT. OTHER THAN THE CHANGES TO ACCOMMODATE THE PROPOSED FUELING FACILITY AS PRESENTED ON SHEETS 2 THROUGH 6, NO CHANGE IS PROPOSED TO THE REPRESENTATIONS ON SHEET 7. THE PROPOSED DEVELOPMENT WILL BE IN ACCORDANCE WITH THE DETAILS AND ELEVATIONS PRESENTED ON THIS SHEETS.

5) THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS.

6) THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AIR SURVEY BY DEWBERRY & DAVIS.

7) BEST MANAGEMENT PRACTICES (BMPs) HAVE BEEN PREVIOUSLY PROVIDED IN FAIR LAKES IN ACCORDANCE WITH PREVIOUSLY APPROVED PROFFERS FOR FAIR LAKES. STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED OVERALL STORMWATER MANAGEMENT PLAN FOR FAIR LAKES (COUNTY PLAN NO. 5727-PI-10 AND 5727-DS-01). AS THERE IS NO INCREASE IN IMPERVIOUS AREA WITH THE PROPOSED DEVELOPMENT PROGRAM, NO ADDITIONAL STORMWATER MANAGEMENT OR BEST MANAGEMENT PRACTICES ARE PROPOSED.

8) IT IS TO BE NOTED THAT ALL OF THE BUILDINGS SHOWN HEREON ARE EXISTING WITH THE EXCEPTION OF THE PROPOSED SERVICE STATION. THE EXISTING BUILDINGS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY APPROVED FINAL DEVELOPMENT PLANS. NO CHANGES TO THE EXISTING BUILDINGS ARE PROPOSED WITH THIS FINAL DEVELOPMENT PLAN AMENDMENT. IT IS TO BE FURTHER NOTED, HOWEVER, THAT THE EXISTING BUILDING FOOTPRINTS SHOWN HEREON ARE LARGER THAN THOSE WHICH WERE ACTUALLY DEVELOPED.

9) A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS NOT PROVIDED WITH THIS APPLICATION AS THE BUILDINGS CURRENTLY EXIST WITH THE EXCEPTION OF THE PROPOSED SERVICE STATION, AND THE PROPOSED SERVICE STATION IS LOCATED IN THE INTERIOR OF THE SUBJECT PDC DISTRICT WHERE THERE IS NO ANGLE OF BULK PLANE REQUIREMENT.

10) LANDSCAPING AND SCREENING HAVE BEEN WILL BE PROVIDED IN ACCORDANCE WITH THE CURRENTLY APPROVED FINAL DEVELOPMENT PLAN AND SHEET 4 OF THIS FINAL DEVELOPMENT PLAN AMENDMENT. THERE IS NO REQUIREMENT FOR A TRANSITIONAL SCREENING YARD OR BARRIER.

LANDSCAPE MATERIALS WILL BE CONSISTENT WITH THE EXISTING TREES AND SHRUBS WITHIN THE FAIR LAKES CENTER. DECIDUOUS TREES WILL BE A MINIMUM OF 2.5 INCHES IN CALIPER AND EVERGREEN TREES WILL BE A MINIMUM HEIGHT OF SIX FEET AT THE TIME OF PLANTING.

IN ADDITION TO THE LANDSCAPING DEPICTED ON THE FINAL DEVELOPMENT PLAN AMENDMENT, IF IT IS CONCLUDED TO BE POSSIBLE, THE APPLICANT WILL PROVIDE LANDSCAPING ALONG THE SOUTHERN PORTION OF THE SITE WITHIN THE EXISTING OPEN SPACE ALONG INTERSTATE 66. SHOULD IT BE DETERMINED THAT LANDSCAPING CAN BE PROVIDED WITHIN THIS AREA, THE LOCATION, QUANTITY AND TYPE OF PLANT MATERIAL TO BE PLANTED ADJACENT TO I-66 WILL BE SUBJECT TO APPROVAL BY THE URBAN FOREST MANAGEMENT BRANCH.

11) BASED ON THE PARKING TABULATION PRESENTED ON SITE PLAN 5727-MSP-03 FOR FAIR LAKES CENTER PARCEL 4A1-4 SHEET 3 OF 15 (JARED'S), THE FOLLOWING NUMBER OF PARKING SPACES ARE REQUIRED AND PROVIDED FOR LAND BAYS IV-A, IV-B AND IV-C:

	REQUIRED	PROVIDED
LAND BAY IV-A	910	1,097
LAND BAY IV-B	3,098	3,548
LAND BAY IV-C	497	556
TOTAL	4,505	5,173

OF THIS TOTAL, THERE ARE 619 EXISTING PARKING SPACES ON PARCEL 55-2 ((4)) 4. THE PROPOSED SERVICE STATION WILL DISPLACE 99 PARKING SPACES. WITH THE PROPOSED ADDITION OF 62 PARKING SPACES, THERE WILL BE A NET BALANCE OF 582 PARKING SPACES ON PARCEL 4 (619 - 99 + 62).

THE EXISTING RETAIL SALES ESTABLISHMENT ON PARCEL 4 HAS A REQUIREMENT FOR 559 PARKING SPACES BASED ON THE STANDARD OF 4.8 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA (FOR A SHOPPING CENTER GREATER THAN 400,000 BUT LESS THAN 1,000,000 SQUARE FEET OF GROSS FLOOR AREA) (116,317 SF x 4.8/1,000 SF).

THE PROPOSED SERVICE STATION OF UP TO 250 SQUARE FEET OF GROSS FLOOR AREA WILL GENERATE THE REQUIREMENT FOR ONE (1) ADDITIONAL PARKING SPACE AT THE STANDARD OF 4.8 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR A SHOPPING CENTER. (116,317 SF + 250 SF = 116,567 SF x 4.8/1,000 SF = 559.52 OR 560 SPACES)

GIVEN THIS BACKGROUND, THE MAXIMUM PARKING SPACE REQUIREMENT FOR THE EXPANDED USE ON PARCEL 4 WILL BE 560 SPACES. CONSEQUENTLY, THE NET BALANCE OF SPACES ON THE LOT (582) WILL BE IN EXCESS OF THE NUMBER OF SPACES THAT WILL BE REQUIRED.

A FINAL NUMBER OF PARKING SPACES, ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN PREPARATION/APPROVAL AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

12) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

13) FOR CONSISTENCY PURPOSES, THE BASE INFORMATION ON THE GRAPHIC IS THE CURRENTLY APPROVED FDPA FOR LAND BAYS IV-A, IV-B AND IV-C.

14) THE USES ON THE SUBJECT PROPERTY WILL BE LIMITED TO THE EXISTING SHOPPING CENTER USES AND THE PROPOSED ACCESSORY SERVICE STATION.

15) THE SUBJECT PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE PROPOSED DEVELOPMENT DOES WILL CONFORM TO THE PROVISIONS THEREOF.

16) THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY PROPOSED WITH THIS FINAL DEVELOPMENT PLAN AMENDMENT.

17) PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE ON THE SITE.

18) THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.

19) THE LIMITS OF CLEARING AND GRADING WILL BE CONFINED TO THE IMMEDIATE AREA OF THE PROPOSED SERVICE STATION AS REPRESENTED ON THE GRAPHIC.

20) THE PROPOSED SERVICE STATION WILL GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE PROPOSED SERVICE STATION AND/OR THE MAINTENANCE OF BUILDINGS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21) AN ELEVATION OF THE PROPOSED SERVICE STATION IS PRESENTED ON SHEET 5. THE FOOTPRINT, CONCEPTUAL ELEVATION, LOCATION AND ORIENTATION OF THE PROPOSED BUILDING ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATIONS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE. THE FINAL DESIGN AND ARCHITECTURE OF THE BUILDING WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE FAIR LAKES ARCHITECTURAL REVIEW BOARD.

THE PROPOSED SERVICE STATION SITE LIGHTING WILL BE IN CONFORMANCE WITH THE PHOTOMETRIC PLAN PRESENTED ON SHEET 5, AND SIGNAGE FOR THE PROPOSED SERVICE STATION WILL BE IN ACCORDANCE WITH THE REPRESENTATIONS PRESENTED ON SHEET 6 AND THE APPROVED COMPREHENSIVE SIGNAGE PLAN FOR FAIR LAKES.

22) EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS

TABULATION FOR LIMITED AREA OF FDPA

TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA..... 116,567 SF
EXISTING GROSS FLOOR AREA (GFA)
BUILDING B2..... 116,317 SF
PROPOSED ADDITIONAL GROSS FLOOR AREA (GFA) UP TO 250 SF

PROPOSED FLOOR AREA RATIO (FAR)..... 0.23¹

MAXIMUM HEIGHT - EXISTING BUILDING 40 FT
MAXIMUM HEIGHT - PROPOSED KIOSK 12 FT
MAXIMUM HEIGHT - PROPOSED CANOPY 20 FT

PARKING SPACES REQUIRED 560²
PARKING SPACES PROVIDED 582²

OPEN SPACE (16%)..... 79,600± SF³

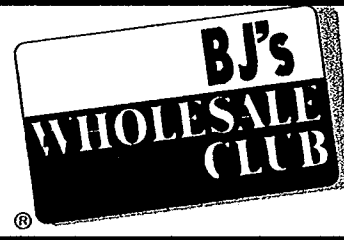
1. THE FLOOR AREA RATIO IS BASED ON THE CURRENT LAND AREA OF PARCEL 4 AND DOES NOT INCLUDE THE LAND AREAS THAT HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES.

2. SEE NOTE 11.

3. THERE IS 73,500 SQUARE FEET OF LANDSCAPED OPEN SPACE EXISTING ON THE SUBJECT PARCEL 4. THE PROPOSED DEVELOPMENT PROGRAM INCLUDES AN INCREASE IN OPEN SPACE OF 6,100 SQUARE FEET FOR A TOTAL OF 79,600 SQUARE FEET ON PARCEL 4.



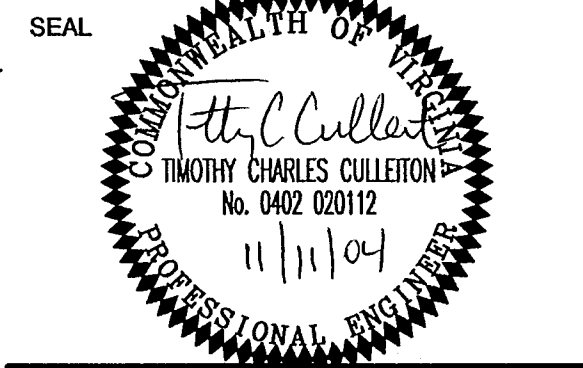
Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0510
www.dewberry.com



B.J.'S WHOLESALE CLUB
AT FAIR LAKES CENTER

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 82-P-089-13-9

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

4	11.11.04	gah	
3	10.12.04	GAH	
2	07.23.04	JTB	
1	05.20.04	gah	
No.	DATE	BY	Description

REVISIONS

DRAWN BY GAH/JEM
APPROVED BY PGY
CHECKED BY PGY
DATE 12/1/03

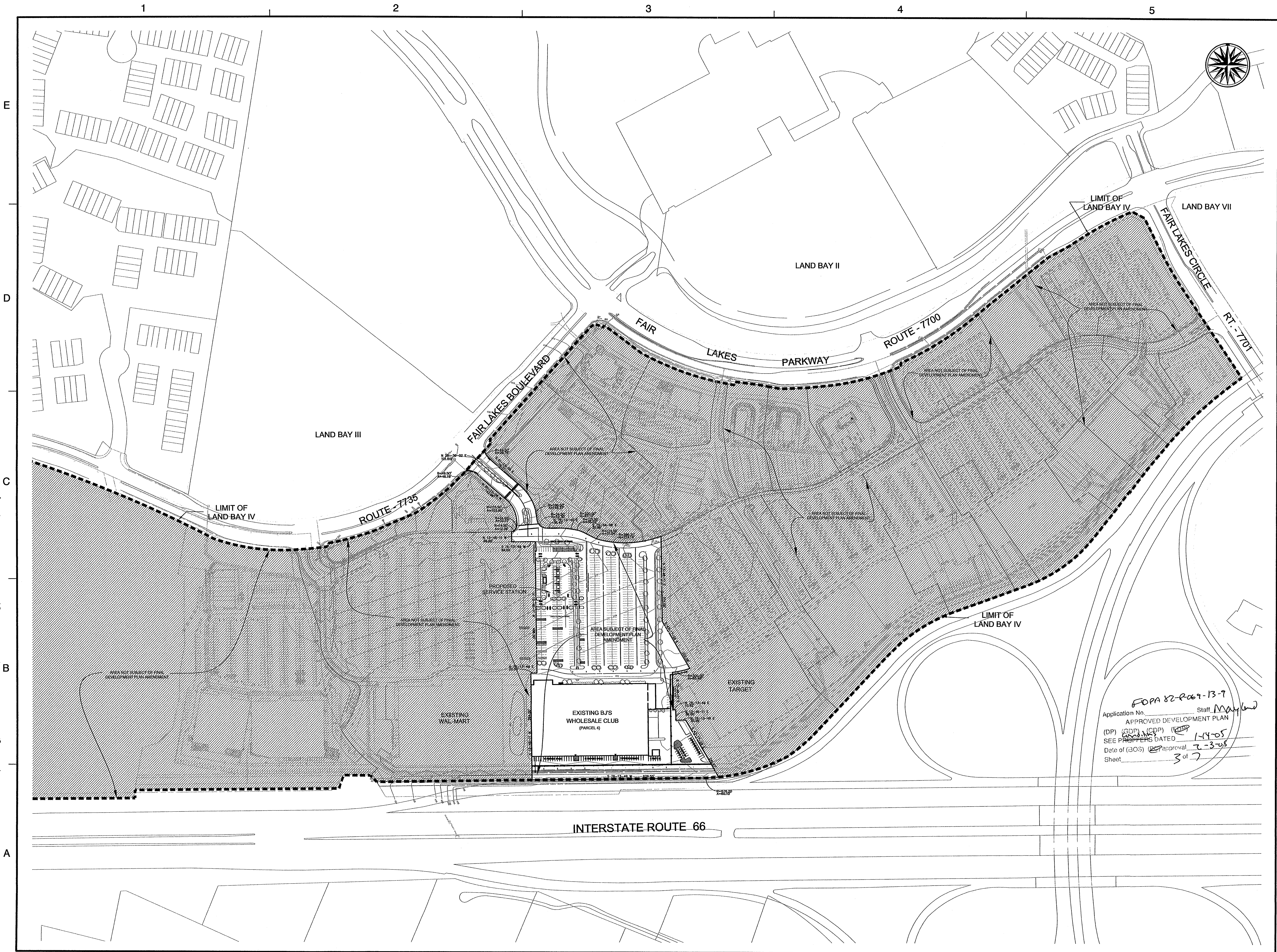
TITLE

B.J.'S WHOLESALE CLUB
AT FAIR LAKES CENTER
NOTES AND
TABULATION

PROJECT NO. M-10485

FDPA 82-P-089-13-9
Application No. Staff Mayland
APPROVED DEVELOPMENT PLAN
(DP) (ODP) (CDP) (FSP)
SEE REVISIONS DATED 1-14-05
Date of (BOS) (R) approved 2-3-05
Sheet 2 of 7

C:\PROJECT\Fair Lakes - B.J.s\FDPA\Deliverables\Overall Composite.dwg, 11/11/2004 12:01:02 PM, 1055CM-Planning.p3



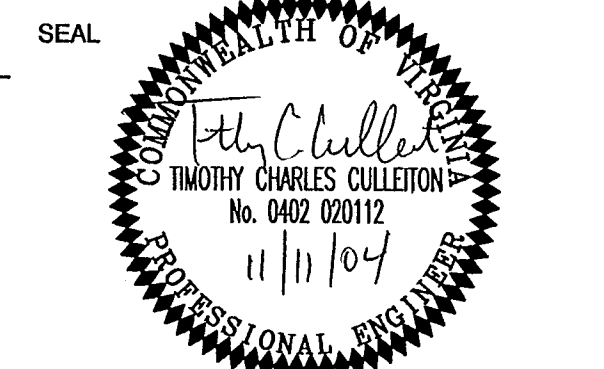
Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com



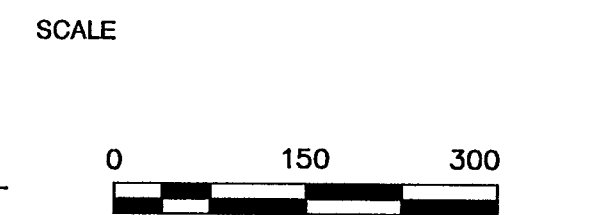
**B.J.'S WHOLESALE CLUB
AT FAIR LAKES CENTER**

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 82-P-089-13-9

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
4	11.11.04	gah	
3	10.12.04	GAH	
2	07.23.04	JTB	
1	05.20.04	gah	

REVISIONS

DRAWN BY: GAH/JEM
APPROVED BY: PGY
CHECKED BY: PGY
DATE: 12/1/03

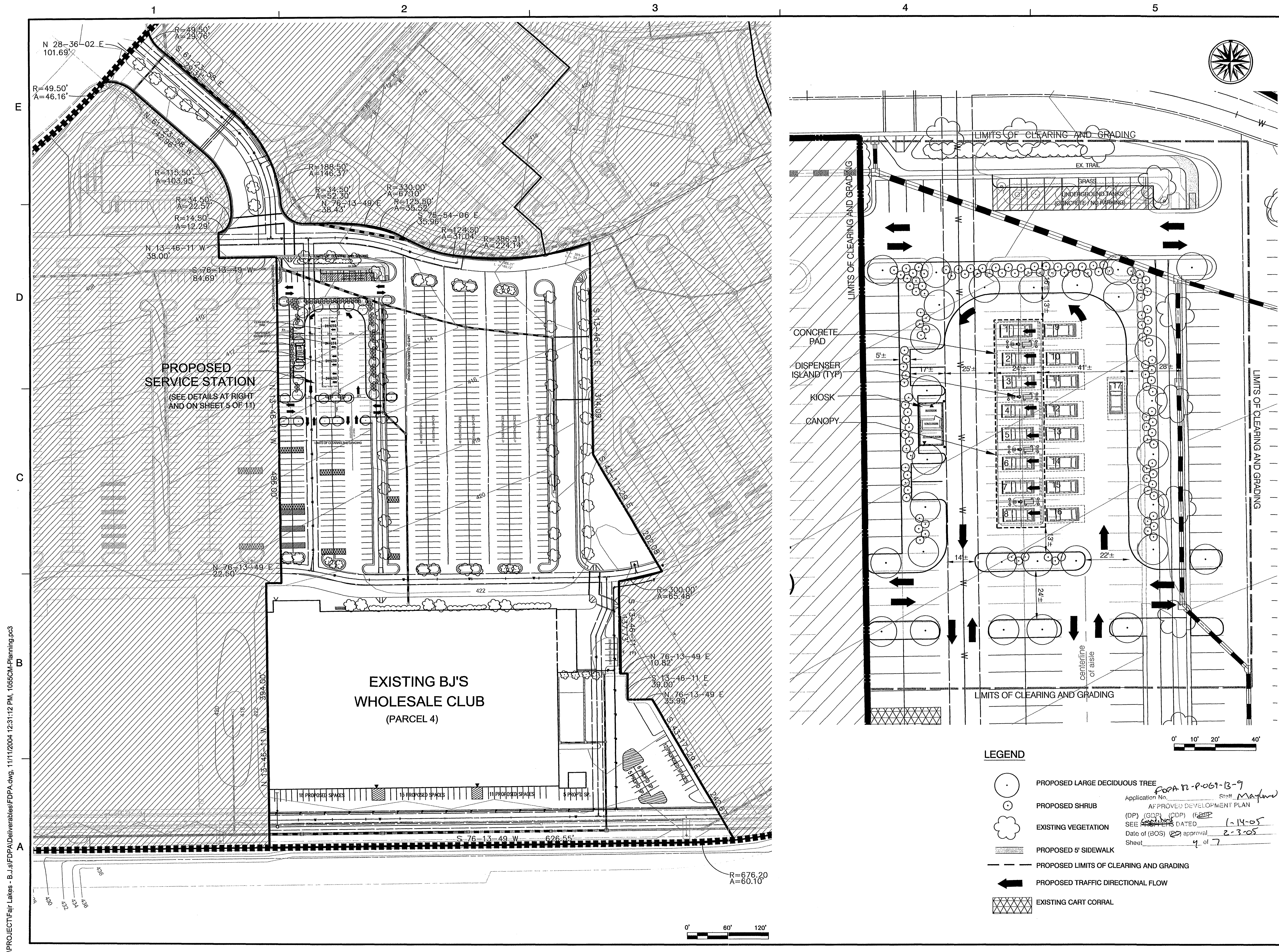
TITLE
**B.J.'S WHOLESALE CLUB
AT FAIR LAKES CENTER
OVERALL COMPOSITE
PLAN**

PROJECT NO. M-10485

3

SHEET NO. 3 OF 7

Q:\PROJECT\Fair Lakes - B.J.'s\FDPA\Deliverables\FDPA.dwg, 11/11/2004 12:31:12 PM, 1055CM-Planning.p3



Dewberry
Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BJ'S WHOLESALE CLUB
FORE STATES ENGINEERING
Timothy Charles Collection
No. 0402 020112
11/11/04
PROFESSIONAL ENGINEER

**BJ'S WHOLESALE CLUB
AT FAIR LAKES CENTER**
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 82-P-08-13-9
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
TIMOTHY CHARLES COLLECTION
No. 0402 020112
11/11/04
PROFESSIONAL ENGINEER

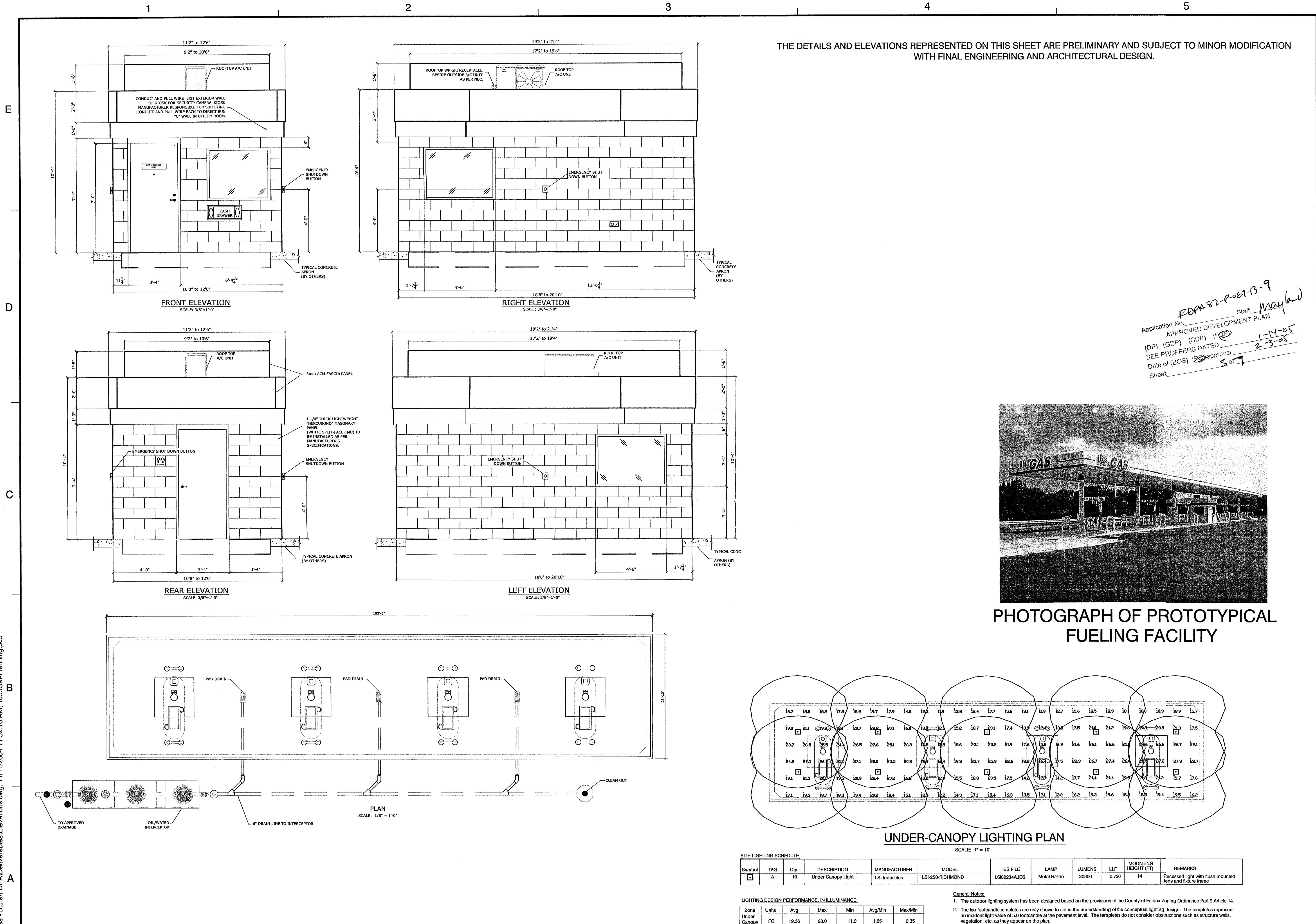
KEY PLAN
SCALE
AS NOTED

No.	DATE	BY	Description
4	11.11.04	gah	
3	10.12.04	GAH	
2	07.23.04	JTB	
1	05.20.04	gah	

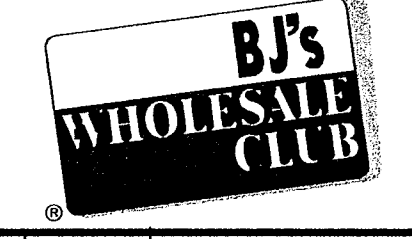
REVISIONS
DRAWN BY GAH/JEM
APPROVED BY PGY
CHECKED BY PGY
DATE 12/1/03

TITLE
**B.J.'S WHOLESALE CLUB
AT FAIR LAKES CENTER
FINAL DEVELOPMENT
PLAN AMENDMENT**
PROJECT NO. M-10485

Q:\PROJECT\Far Lakes - B.J.s\FDPAD\Deliverables\Elevations.dwg, 11/11/2004 11:59:16 AM, 1055CM-Planning.pcd



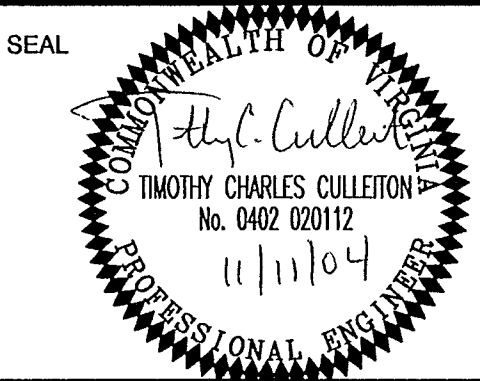
Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com



**B.J.'S WHOLESALE CLUB
AT FAIR LAKES CENTER**

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 82-P-061-B-9

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

AS NOTED

4	11.11.04	gah	
3	10.12.04	GAH	
2	07.23.04	JTB	
1	05.20.04	gah	
No.	DATE	BY	Description

REVISIONS

DRAWN BY OTHERS

APPROVED BY OTHERS

CHECKED BY PGY

DATE 12/1/03

TITLE

**B.J.'S WHOLESALE CLUB
AT FAIR LAKES CENTER
PHOTOMETRIC PLAN
AND ELEVATIONS**

PROJECT NO. M-10485

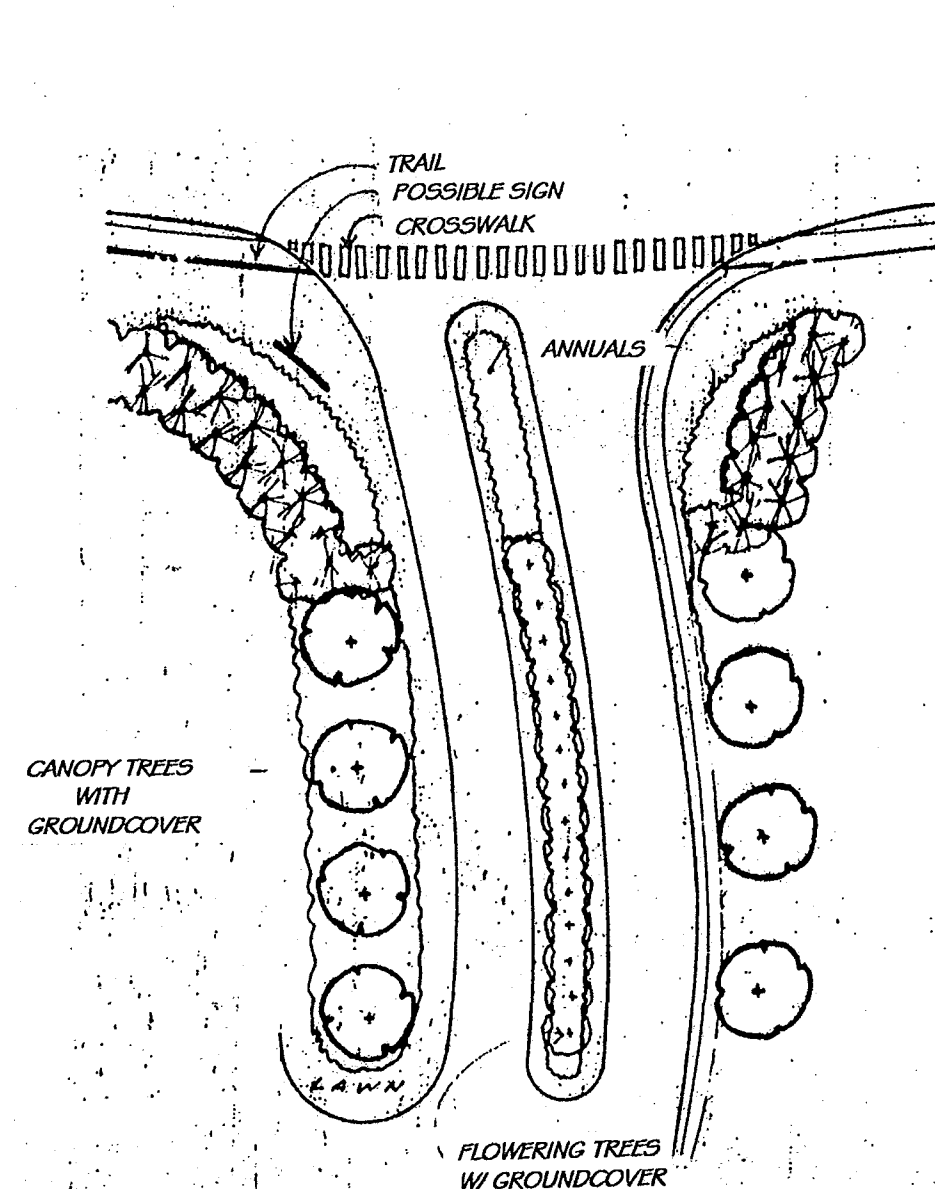
E

D

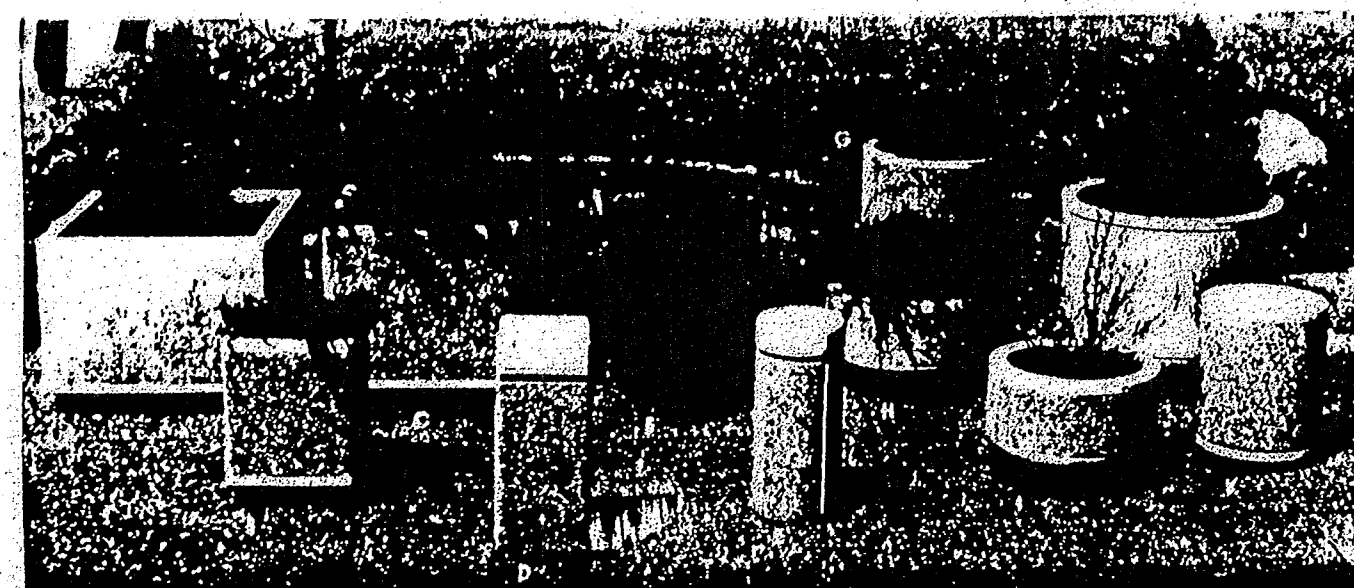
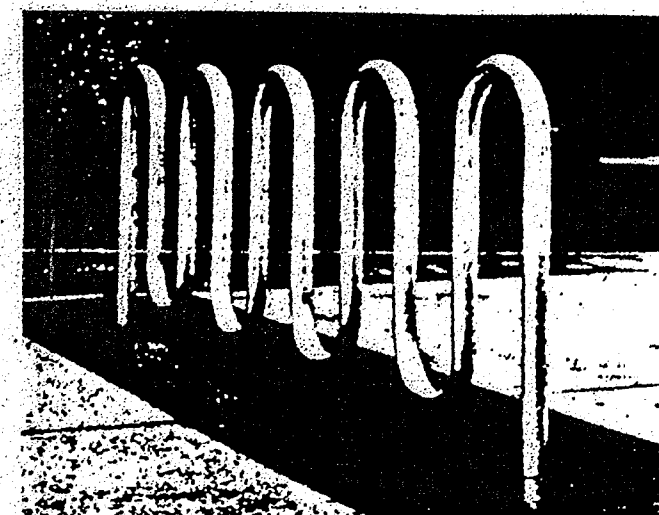
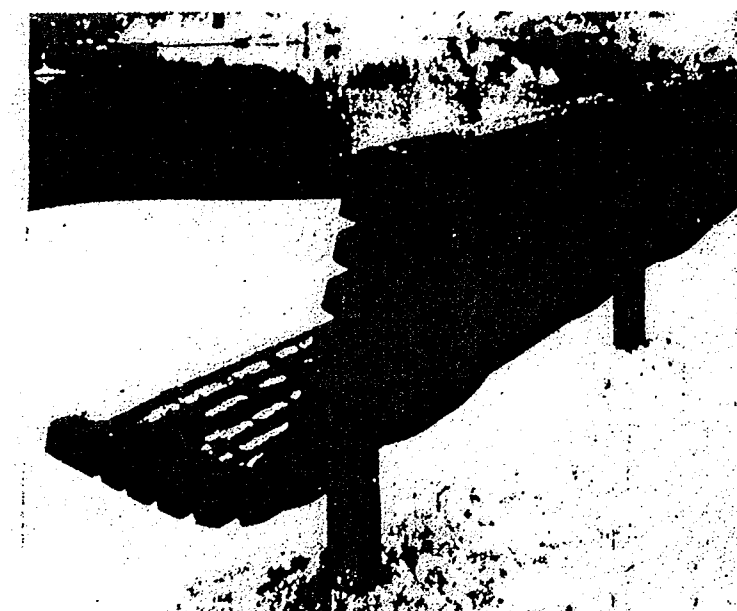
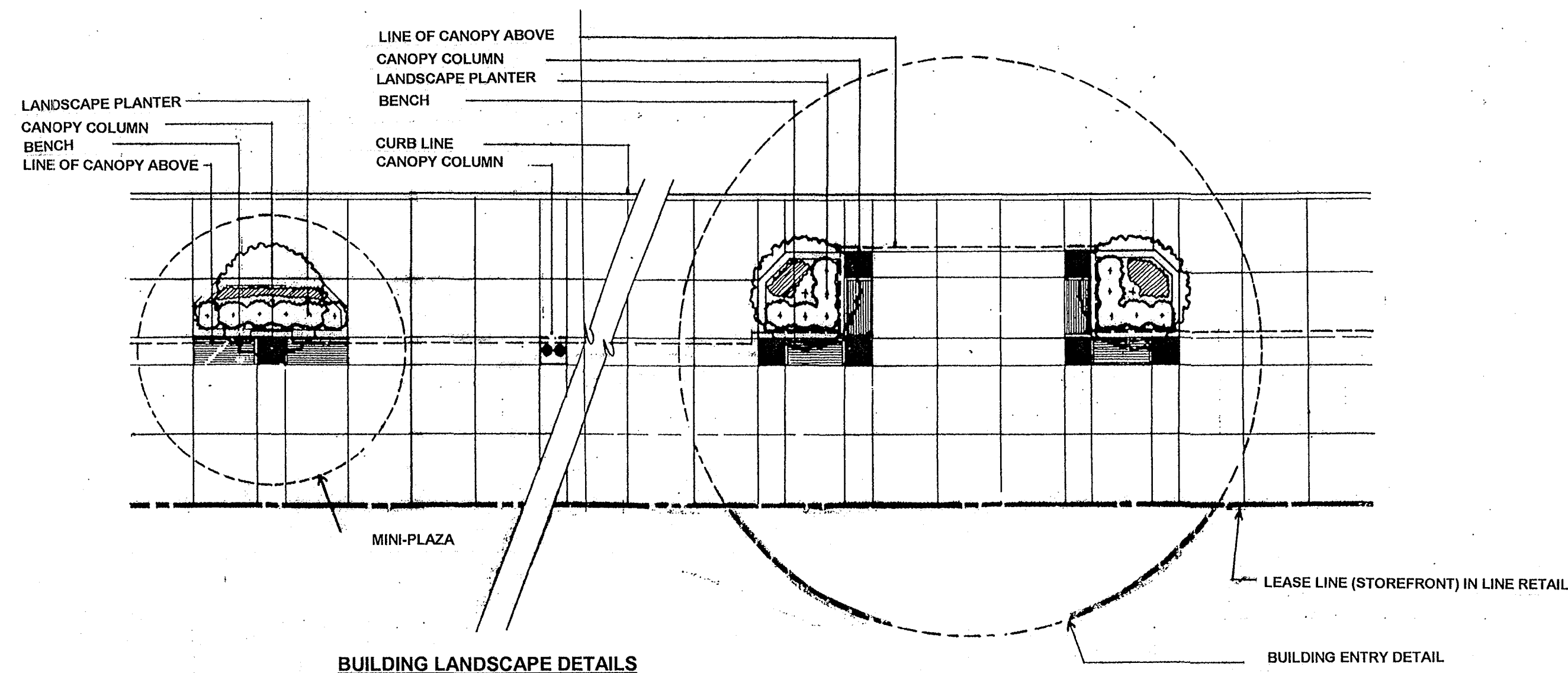
C

B

A



MAIN ENTRANCE • FAIR LAKES PARKWAY

TRASH RECEPTACLES AND PLANTERS
BY FORM PRODUCTS OR EQUIVALENTBIKE RACK BY BRANDIR
OR EQUIVALENTBENCHES BY TIMBERLINE
OR EQUIVALENT

BUILDING LANDSCAPE DETAILS

ARCHITECTURAL DESIGN STANDARDS

GENERAL

The purpose of these standards is to unify the Fair Lakes Center retail development with high quality architectural standards which complement the site and adjacent developments. Within the context of these standards, variety and individuality will be encouraged.

The design of buildings will be reviewed and approved by the Fair Lakes Architectural Review Board (ARB). Buildings will be reviewed on the basis of site plan, building massing, architectural detail, materials and color. All elements must conform to applicable Fairfax County building and zoning regulations.

SITE CONSIDERATIONS

Building location, parking, service areas, signage, lighting, street furniture, seating areas, plazas and landscaping shall be evaluated by the ARB. All plans will conform to the requirements of the approved Fair Lakes zoning, proffers and Final Development Plan.

SERVICE AREAS

All ground level service related elements, such as loading docks or areas and trash containers or compactors, must be screened from view of customer parking areas, adjacent developments and from public streets by berms, fencing, landscaping or combinations thereof. Rooftop mechanical equipment must also be screened from view.

BUILDING DESIGN

The massing of the building should reflect the building's function and be visually integrated with the other structures on the site. All building elevations should be designed. While encouraging individuality, all buildings should express through detail, a sense of retail purpose and architectural scale. The Architectural Review Board will evaluate such elements as building entry, merchandising and extent of architectural detail as related to scale.

MATERIALS

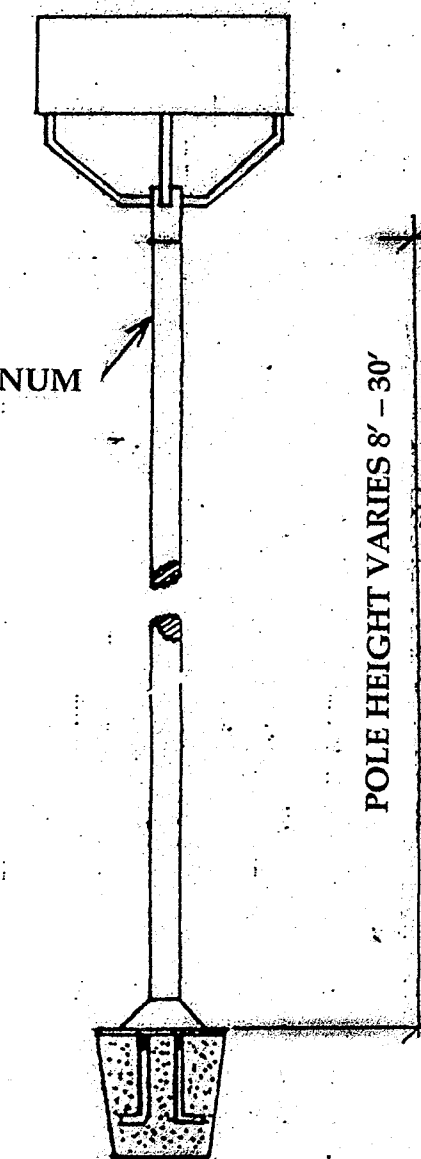
Exterior materials should be selected to reflect images of permanence and quality. Acceptability of exterior building materials by the Architectural Review Board will be based on type, color, texture and durability. The extent of use of any one material or combination of materials will also be considered. The rear and sides of buildings which are visible to the public will, at a minimum, contain some of the front elevation materials as an accent.

PREFERRED MATERIALS:

Face brick or architectural concrete block
Reflective and non-reflective glass
Architectural metal panels
Architectural pre-cast concrete
Stone
Exterior insulation and finish system (E.I.F.S.)

GENERALLY UNACCEPTABLE MATERIALS:

Plywood or plywood based products
Metal or wood siding
Natural or painted concrete block

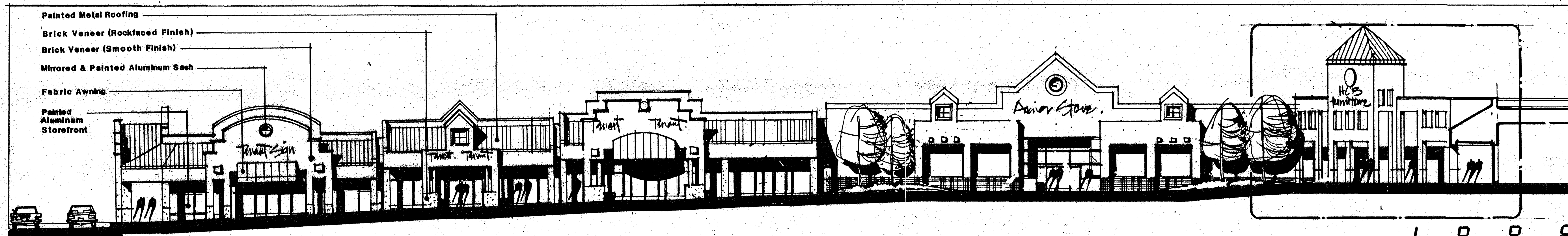
MATERIAL:
ANNODIZED ALUMINUMLIGHTING BY LEXINGTON
OR EQUIVALENT

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY.
SEE NOTE 4 ON SHEET 2.

THE ELEVATIONS AND DETAILS SHOWN HEREON WERE REPRESENTED ON THE FDPA FOR LAND BAY IV-B AS APPROVED BY THE PLANNING COMMISSION ON MAY 28, 1997.

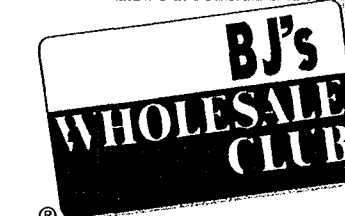
GRAPHICS HEREON WERE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED DEVELOPMENT. DUE TO THE AGE OF THE PREVIOUSLY APPROVED FDPA, THE QUALITY OF REPRODUCTION FROM THESE DOCUMENTS IS EXTREMELY POOR. PORTIONS OF THE TEXT RELATED TO THE GRAPHICS HAVE BEEN REWRITTEN FOR THE PURPOSE OF IMPROVING LEGIBILITY. NO CHANGE HAS BEEN MADE TO THE WORDING OF THE TEXT. OTHER THAN THE CHANGES TO ACCOMMODATE THE PROPOSED FUELING FACILITY AS PRESENTED ON SHEETS 2 THROUGH 6, NO CHANGE IS PROPOSED TO THE REPRESENTATIONS ON SHEET 7. THE PROPOSED DEVELOPMENT WILL BE IN ACCORDANCE WITH THE DETAILS AND ELEVATIONS PRESENTED ON THIS SHEETS.

THE ELEVATIONS AND DETAILS HAVE BEEN REFINED AND MODIFIED WITH FINAL ENGINEERING AND DESIGN.

Battlefield Shopping Center, Leesburg, Virginia
Developer: Pence Friedel Properties, Inc.

JAMES P RYAN ASSOCIATES
ARCHITECTS AND PLANNERS, P.C.
31000 Northwestern, Suite 100
Farmington Hills, Michigan 48019
Phone (313) 737-0180

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.848.0100
FAX: 703.848.0510
www.dewberry.com

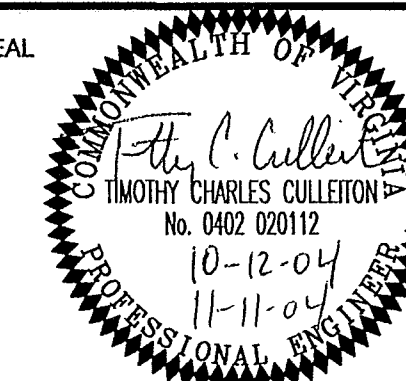


BJ'S WHOLESALE CLUB
AT FAIR LAKES CENTER

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 82-P-065-19-9

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL



KEY PLAN

SCALE

NO SCALE

No.	DATE	BY	Description
4	11.11.04	gah	
3	10.12.04	GAH	
2	07.23.04	JTB	
1	05.20.04	gah	

REVISIONS

DRAWN BY	OTHERS
APPROVED BY	OTHERS
CHECKED BY	PGY
DATE	12/1/03

TITLE

BJ'S WHOLESALE CLUB
AT FAIR LAKES CENTER
LANDSCAPE
DETAILS

PROJECT NO. M-10485